



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
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WILLIAM T FUJIOKA
Chief Executive Officer

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

August 21, 2012

29 August 21, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
EUGENE A. OBREGON PARK POOL AND
POOL BUILDING RENOVATION PROJECT
UNINCORPORATED EAST LOS ANGELES AREA
APPROVE PROJECT BUDGET
APPROVE YOUTH EMPLOYMENT PLAN
SPECS. 7178; CAPITAL PROJECT NO. 86744
(FIRST DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions will find the Eugene A. Obregon Park Pool and Pool Building Renovation Project exempt from the California Environmental Quality Act, and approve the Project budget and the Youth Employment Plan for the Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Eugene A. Obregon Park Pool and Pool Building Renovation Project is categorically exempt from the California Environmental Quality Act because the Project involves repair, renovation, and minor alterations of existing park pool facilities with negligible or no expansion of an existing use; and demolition and reconstruction of existing park pool facilities with new facilities of substantially the same size, purpose, and capacity located at the same site as the structures replaced; and for the reasons stated herein and reasons reflected in the record of the Project.

"To Enrich Lives Through Effective And Caring Service"

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2. Approve the Eugene A. Obregon Park Pool and Pool Building Renovation Project, Capital Project No. 86744, with a total Project budget of \$3,600,000, and authorize the Director Public Works, or her designee, to deliver the Project using a Board-approved Job Order Contract.
3. Adopt the Youth Employment Plan as required by the Los Angeles County Regional Park and Open Space District's Procedural Guide.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the Eugene A. Obregon Park Pool and Pool Building Renovation Project (Project) exempt from the California Environmental Quality Act (CEQA), approve the total Project Budget and Youth Employment Plan for the Project, and authorize the Director of Public Works, or her designee, to deliver the Project using a Board-approved Job Order Contract (JOC).

The existing pool facility at the Eugene A. Obregon Park was originally built in 1970 and no significant upgrades or improvements have been made to the pool facility since it originally opened. With over 40 years of heavy use and exposure to the elements, the condition of the pool facility has deteriorated. The Project includes replacement of the pool shell, mechanical equipment, and perimeter concrete deck, and renovation of the locker room, restroom, and shower areas within the pool building to meet current Americans with Disabilities Act (ADA) standards; and renovation of the parking lot.

On April 3, 2012, the Board established Capital Project No. 86744 and awarded an architectural/engineering design services agreement to PBWS Architects for a \$249,500 not-to-exceed fee for the Project. PBWS Architects is in the process of completing the construction documents and obtaining the necessary jurisdictional agency approvals. Construction of the Project is scheduled to begin in September 2012 after the end of the summer pool season, and is scheduled to be completed by June 2013 in time for next year's summer pool season. The construction will be completed using a JOC administered by the Department of Public Works (Public Works).

Approval of the Youth Employment Plan (YEP) (Attachment B) is required in order to comply with the requirements of the Los Angeles County Regional Park and Open Space District's (District) Youth Employment Policy. Youth will be employed by the contractor for this Project to help perform the landscaping, painting of the pool building, and perimeter fencing.

Green Building/Sustainable Design Program

The Project will support the Board's Green Building/Sustainable Design Program by incorporating water and energy conservation approaches and other sustainable design features as part of the renovated pool facilities.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

The total Project cost, including plans and specifications, plan check, construction, change orders, consultant services, civic art, miscellaneous expenditures, and County services, is currently estimated at \$3,600,000. The Project Schedule and Budget Summary are included in Attachment A.

The funding for the Project consists of \$588,000 prior year Net County Cost, \$1,631,000 in County Excess funds allocated to the First Supervisorial District pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996 (Proposition A), and \$1,381,000 in Utility User Tax Cy Pres funds, which are anticipated to be appropriated in the Fiscal Year (FY) 2012-13 Supplemental Resolution to fully fund the Project.

Operating Budget Impact

Following completion of the Project in FY 2012-13, the Department of Parks and Recreation (Parks and Recreation) anticipates one-time, start-up costs of approximately \$49,000 for various pool and maintenance equipment, pool covers, and dedication; and ongoing operating costs of approximately \$8,000 for maintenance supplies. Parks and Recreation has received sufficient appropriation to fund these additional costs through its FY 2012-13 New Facilities Request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 26, 1997, the Board acting as the governing body of the District, adopted the Youth Employment Policy for projects funded by the Safe Neighborhood Parks Propositions of 1992 and 1996 (Proposition A). The District requires that a YEP for each Proposition A funded project be adopted by the governing body of the grantee at a

duly noticed public meeting. Approval of the YEP (Attachment B) for the Project will comply with the District's Youth Employment Policy.

Pursuant to your Board's Civic Art Policy adopted on December 4, 2004, as amended, the Project Budget includes 1 percent of design and construction costs to be allocated to the Civic Art fund.

ENVIRONMENTAL DOCUMENTATION

The Project is categorically exempt from CEQA. The Project, which includes renovation of the parking lot, locker room, restroom, and shower areas within the pool building to meet current ADA standards; and replacement of the pool shell, mechanical equipment, and perimeter concrete deck is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(a), (d), and (l), and 15302(b) of the State CEQA Guidelines, and Classes 1(c), (d), (h), and (l) and 2(a) of the County's Environmental Reporting Procedures and Guidelines, Appendix G. The Project involves repair, renovation, and minor alterations of existing park pool facilities with negligible or no expansion of an existing use; and demolition and reconstruction of existing park pool facilities with new facilities of substantially the same size, purpose, and capacity located at the same site as the structures replaced. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the Project records.

Upon the Board's approval of the Project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

On April 3, 2012, the Board awarded an architectural/engineering design services agreement to PBWS Architects for a \$249,500 not-to-exceed fee for the Project.

Construction of the Project will be accomplished using a Board-approved JOC administered by Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The park facility will remain open during construction of the Project, which is scheduled to begin in September 2012 after the end of the summer pool season, and will be completed by June 2013 in time for next year's summer pool season.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; the Department of Parks and Recreation; and the Department of Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:CV:cvb

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Art Commission
Auditor-Controller
Parks and Recreation
Public Works

**DEPARTMENT OF PUBLIC WORKS:
EUGENE A. OBREGON PARK POOL AND
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	07/26/12
Jurisdictional Approvals	08/30/12
Construction Start	09/17/12
Substantial Completion	06/14/13
Final Acceptance	08/29/13

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Low Bid Construction Contract	\$ 0
Job Order Contract	2,250,000
Change Orders	380,000
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense (Gordian Fees)	40,000
Telecomm Equip – Affixed to Building	13,750
Civic Arts	25,000
Other: Utility Connections	25,000
Subtotal	\$ 2,733,750
Programming/Development	\$ 0
Plans and Specifications	\$ 249,500
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	16,000
Geotech/Soils Report, Soils Testing, and Inspection	44,500
Material Testing	28,000
Cost Estimating	0
Topographic Surveys	13,500
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Construction/Change Order	0
Subtotal	\$ 102,000
Miscellaneous Expenditures	\$ 4,000
Jurisdictional Review/Plan Check/Permit	\$ 49,800
County Services	
Code Compliance and Quality Control Inspection	\$ 150,000
Design Review	0
Design Services	0
Contract Administration	43,000
Project Management	204,700
Project Management Support Services	0
Consultant Contract Recovery	16,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	13,750
Project Security	0
Project Technical Support	20,000
Office of Affirmative Action	13,500
County Counsel	0
Other: Support Services	0
Other: Mapping and Property Management Division	0
Other: Land Development	0
Subtotal	\$ 460,950
TOTAL	\$ 3,600,000

**DEPARTMENT OF PARKS AND RECREATION:
EUGENE A. OBREGON PARK POOL AND
POOL BUILDING RENOVATION PROJECT
CAPITAL PROJECT NO. 86744**

YOUTH EMPLOYMENT PLAN

BACKGROUND (Scope of Work)

The Project includes renovation of the parking lot, and the locker room, restroom, and shower areas within the pool building to meet current Americans with Disabilities Act standards; and replacement of the pool shell, mechanical equipment, and perimeter concrete deck.

Tasks that may be Performed by At-Risk Youth

Tasks that youth can perform for this Project include landscaping, and painting of the pool building and perimeter fencing.

Estimated Cost of Youth Employment

The estimated budget for youth employment for this Project is approximately \$9,000.

Method of Youth Employment

The contractor selected for this Project will hire youth through the local conservation corps program. The contractor will ensure proper documentation is maintained and provided to the County's project manager.

Youth Employment Goal

The Youth Employment Goal established for the County of Los Angeles was \$15,739,507.43. The County has exceeded this goal.